

Planning and Development Services Division Public Hearing Summary Report

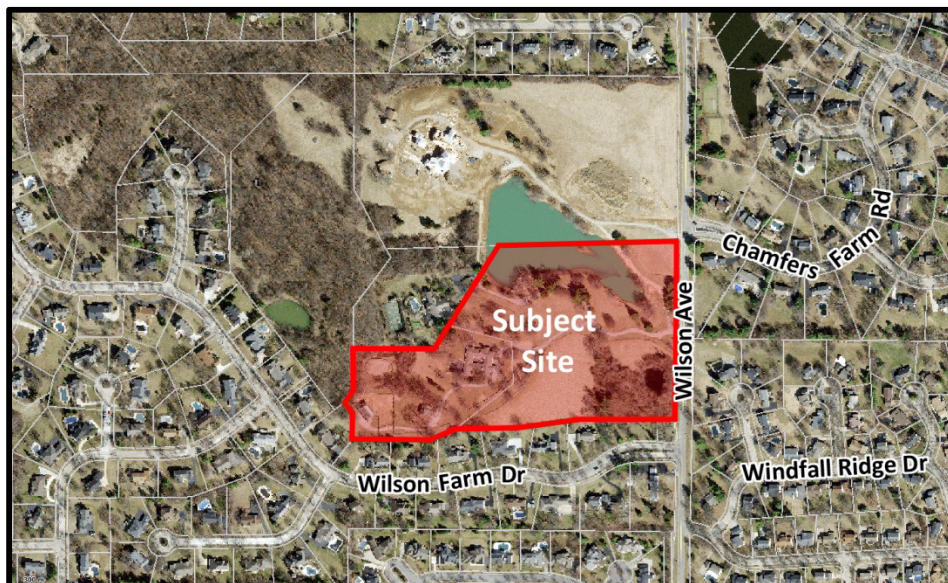
P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave): A request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).

Summary

Fischer & Frichtel Inc. has submitted a request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development in order to construct single-family detached dwellings. As required for a “PUD” Planned Unit Development, a Preliminary Plan is included for your review. As shown on the Preliminary Plan, the applicant is proposing a total of 17 lots which range in size from 22,001 square feet to 26,953 square feet with an average lot size of 23,755 square feet. The density currently required and that will be maintained with the PUD designation is 1 dwelling unit per acre.

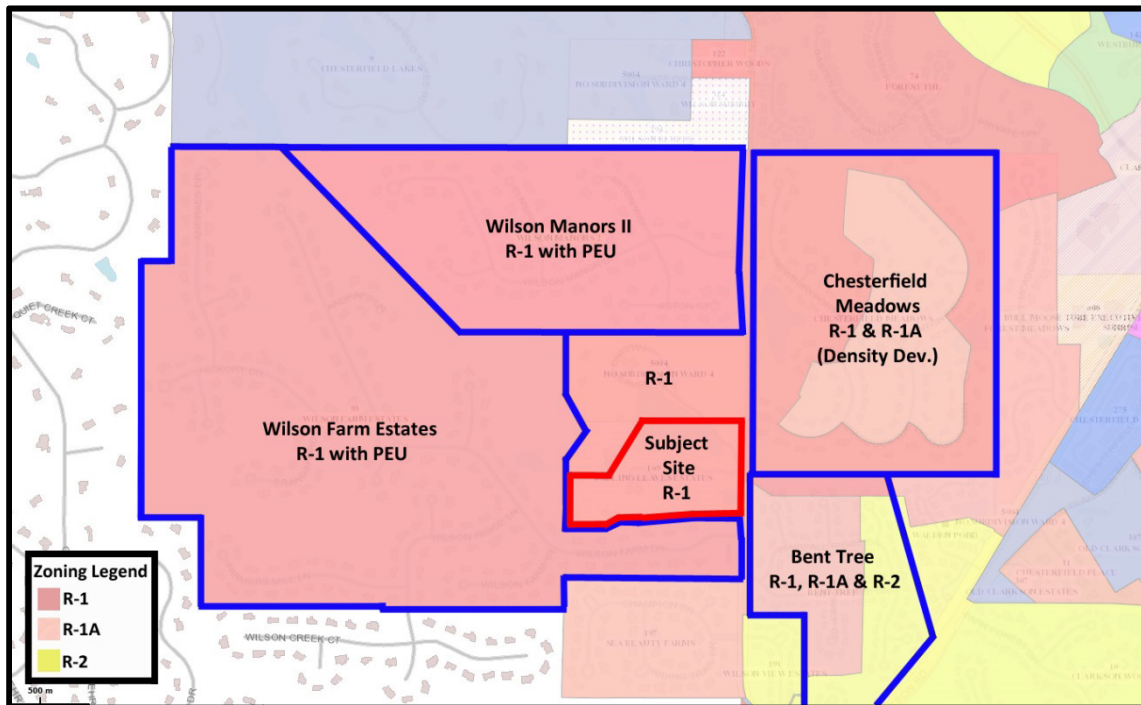
Site History

The subject site includes two parcels of 12.37 and 5.00 acres in size and was originally zoned “R-1” Residence District by St. Louis County prior to the incorporation of the City of Chesterfield. In 1977, a petition was filed with St. Louis County to rezone 188.16 acres from “NU” Non-Urban District to “R-1” One-Acre Residence District (P.C 80-1977); at the same time a second petition was filed to request a “PEU” Planned Environmental Unit in a “R-1” One-Acre Residence District for the same 188.16 acres (P.C. 81-1977). During the St. Louis County Planning Commission Vote meeting for these petitions, approximately 40 acres nearest to Wilson Avenue were removed from the PEU portion of the request. The two tracts of the current subject site were part of that 40 acres and are zoned “R-1” Residence District today.



Surrounding Land Use and Zoning

- North:** North of the site are two single-family dwellings zoned “R-1” Residence District. One of these homes is the current residence of the Petitioner.
- South:** The property to the south is the Wilson Farm Estates Subdivision and is zoned “R-1” Residence District with a “PEU” Planned Environmental Unit.
- East:** The properties to the east are the Bent Tree and Chesterfield Meadows Subdivisions. The Bent Tree Subdivision is zoned “R-1A” and “R-2” Residence Districts with a “PEU” Planned Environmental Unit; and Chesterfield Meadows Subdivision includes both “R-1” and “R-1A” Residence Districts and is a Density Development.
- West:** The Wilson Farm Estates Subdivision wraps to the west of the subject site as well.



Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family district. Proposed uses and density of the “PUD” (1 unit per acre) would be compliant with the Land Use Plan. This subject site is not located in any sub-area identified by the Comprehensive Plan.

Staff Analysis

The Petitioner is requesting the “PUD” Planned Unit Development designation for 17.34 acres to develop 17 single-family dwelling units. As stated in the attached Project Narrative, this development will be constructed in two phases; however, at this time the timing for commencement of construction has not been determined. The Petitioner’s family members live in the existing single-family home on the subject site, so the commencement of phase one will only begin after the family members no longer reside in this home.

The minimum lot size requested for this development is 22,000 square feet, with lots varying from 22,001 square feet to 26,953 square feet. The average lot size is 23,755 square feet. This is compatible with surrounding residential developments.

A public hearing further addressing the request will be held at the March 9th, 2015, City of Chesterfield Planning Commission meeting. Attached, please find a copy of the Public Hearing Notice, Applicant Narrative Statement, and Preliminary Plan.

Respectfully submitted,



Purvi Patel
Project Planner

Attachments

1. Public Hearing Notice
2. Applicant Narrative Statement
3. Preliminary Plan

cc: Aimee Nassif, Planning and Development Services Director

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, March 9, 2015 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said Hearing will be as follows:

P.Z. 02-2015 Falling Leaves Estates II (1925 & 1921 Wilson Ave): A request for a zoning map amendment from a “R-1” Residential District to a “PUD” Planned Unit Development for 17.37 acres located on the west side of Wilson Avenue south of its intersection with Chamfers Farm Road and north of its intersection with Wilson Farm Drive (19T220214 & 19T210161).

For a list of the requested uses, contact the project planner.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Public Services at Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Purvi Patel, Project Planner, by telephone at 636-537-4738 or by email at ppatel@chesterfield.mo.us

CITY OF CHESTERFIELD
Mike Watson, Chair
Chesterfield Planning Commission

PROPERTY DESCRIPTION

A tract of land being all of Lots 1 and 1A of “a Resubdivision of Lot 1 of Falling Leaves Estates” according to the plat thereof recorded in Plat Book 327, Page 88 of said records, located in Sections 16 and 21, Township 45 North, range 4 East of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows: beginning at the northwest corner of above said Lot 1 of said resubdivision, thence along the north line of said Lot 1, north 88 degrees 02 minutes 40 seconds east, 714.14 feet to a point on the west line of Wilson Avenue, as widened, said point also being the northeast corner of said Lot 1; thence leaving last said north line and along the west right-of-way line of said Wilson Avenue, south 00 degrees 15 minutes 50 seconds west, 710.17 feet to the southeast corner of said Lot 1, said corner also being the northeast corner of common ground of “Wilson Farm Estates Plat 1”, a subdivision according to the plat thereof recorded in Plat Book 217 Page 90 of said records; thence leaving last said west right-of-way line and along the south line of said Lot 1 and above said Lot 1a, said line also being the north line of said “Wilson Farm Estates Plat One” the following courses and distances: north 89 degrees 45 minutes 00 seconds west, 385.00 feet; south 82 degrees 26 minutes 58 seconds west, 261.68 feet; south 88 degrees 00 minutes 00 seconds west, 237.22 feet; south 65 degrees 53 minutes 25 seconds west, 108.09 feet and north 89 degrees 24 minutes 40 seconds west, 310.31 feet to a point being the southwest corner of said Lot 1a, said point also being the northwest corner of

Lot 130 of said “Wilson Farm Estates Plat One”; thence leaving last said line and along the west line of said Lot 1a the following courses and distances: north 00 degrees 35 minutes 00 seconds east, 106.67 feet; north 41 degrees 00 minutes 00 seconds west, 52.26 feet; north 37 degrees 00 minutes 00 seconds east, 56.88 feet; north 00 degrees 04 minutes 20 seconds west, 169.58 feet to the northwest corner of said Lot 1a; thence with the north line of said Lot 1a and the northwest line of said Lot 1, north 89 degrees 55 minutes 40 seconds east, 325.00 feet; and north 32 degrees 02 minutes 02 seconds east, 479.18 feet to the point of beginning and containing 17.37 acres, more or less according to record information and subject to the results of a future property boundary survey.



**Narrative Statement
Falling Leaves Estates II**

a. General Description

John Fischer is proposing to develop 17.37 acres of property off Wilson Road. John Fischer and family live on the site. John Fischer's home and associated acreage would not be a lot in the development. The development will be constructed in two phases. Commencement of phase one has not yet been determined. Phase one includes lots from the main entrance up to and including lots served by or adjacent to the first cul-de-sac. John Fischer does not intend at this time to commence construction until his family members no longer live on the site. The existing zoning is R-1 (one acre density) A PUD is requested to accommodate this development which would consist of 17 lots. Fischer & Frichtel Homes' luxury home product line would be built in this development, and that product line will be compatible with the adjacent and nearby subdivisions. Every effort will be made to preserve and enhance existing features of the site, and the development will meet or exceed all applicable PUD requirements. The plan complies with the requirements and guidelines of the PUD Ordinance.

b. Requested use

John Fischer is requesting single family detached residential use for the entire site. Sample renderings are attached. The site will also contain common ground, common open space and meandering streets which will be designed and constructed in accordance with the City's guidelines for residential construction.

c. Proposed land uses and development standards, density and height limitations, yard requirements (compatible with nearby uses and Comprehensive Plan):

John Fischer is requesting a single family detached residential use for the site. The development standards are reflected in the plan. The proposed density is one-acre. The plan includes 17 lots on 17.37 acres. The lots will range in size from 22,001 sq. ft. to 26,953 sq. ft. The average lot size is 23,755 sq. ft. The requirements of the PUD Ordinance will be met.

d. List of Permitted Uses for each tract:

John Fischer is requesting single family detached residential use for the entire site.

e. Exceptions or variations from the requirement of the Zoning Ordinance:

John Fischer is not asking for any exceptions or variations.

f. Table showing number of acres in the proposed development and each proposed land use including public features.

The site contains 17.37 acres and will be entirely devoted to residential use. The plan includes 5.92 acres of common open space which is 34% of the site. The plan also includes .23 acres of common ground which is 1% of the site.

g. Proposed dedication or reservation of land for public use, including streets and easements.

The plan provides for streets built to public standards and John Fischer will establish all of the necessary easements.

h. Plans for parking, loading, access ways, and means of protecting adjacent areas from lighting and other potential, adverse effects.

The plan provides for one main entrance at Wilson Road. The entrance will be landscaped and include two landscaped islands, one of which will contain an entrance monument. The landscaped islands are included in common ground. The plan also includes two cul-de-sacs with landscaped islands, one at the end of the street and one mid-way to the end. The landscaped islands are included in common ground. The main entrance will be gated. Lot 1 will have its own direct access to Wilson Road.

i. Plans for Construction:

The development will be constructed in two phases. Commencement of phase one has not yet been determined. Phase one includes lots from the main entrance up to and including lots served by or adjacent to the first cul-de-sac.

j. Landscaping and Tree Preservation:

John Fischer is proposing to preserve 27% of the existing woodland tree canopy and plant additional trees to comply with the City's requirement.

In addition to the tree preservation, extensive landscaping will be provided throughout the community. A 30 ft. wide deed and common open space with landscaping is provided at the perimeter.

ARCHITECTURAL DESIGN

NANTUCKET – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NANTUCKET – STONE / BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

PROVIDENCE – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

SEBASTION - STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

SEBASTION - STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GREENBRIAR – BRICK / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GREENBRIAR – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

CALAIS – BRICK / STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

CALAIS - STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GLEN EAGLE – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

GLEN EAGLE – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

DAVENPORT – STONE



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN

NORTHFIELD – BRICK



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

ARCHITECTURAL DESIGN
NORTHFIELD – STONE / STUCCO



Fischer & Frichtel Custom Homes
695 Trade Center Blvd, Suite 200
Chesterfield, Missouri 63005

Falling Leaves
Chesterfield, Missouri

FISCHER & FRICHTEL
Signature Homes

Falling Leaves Estates II

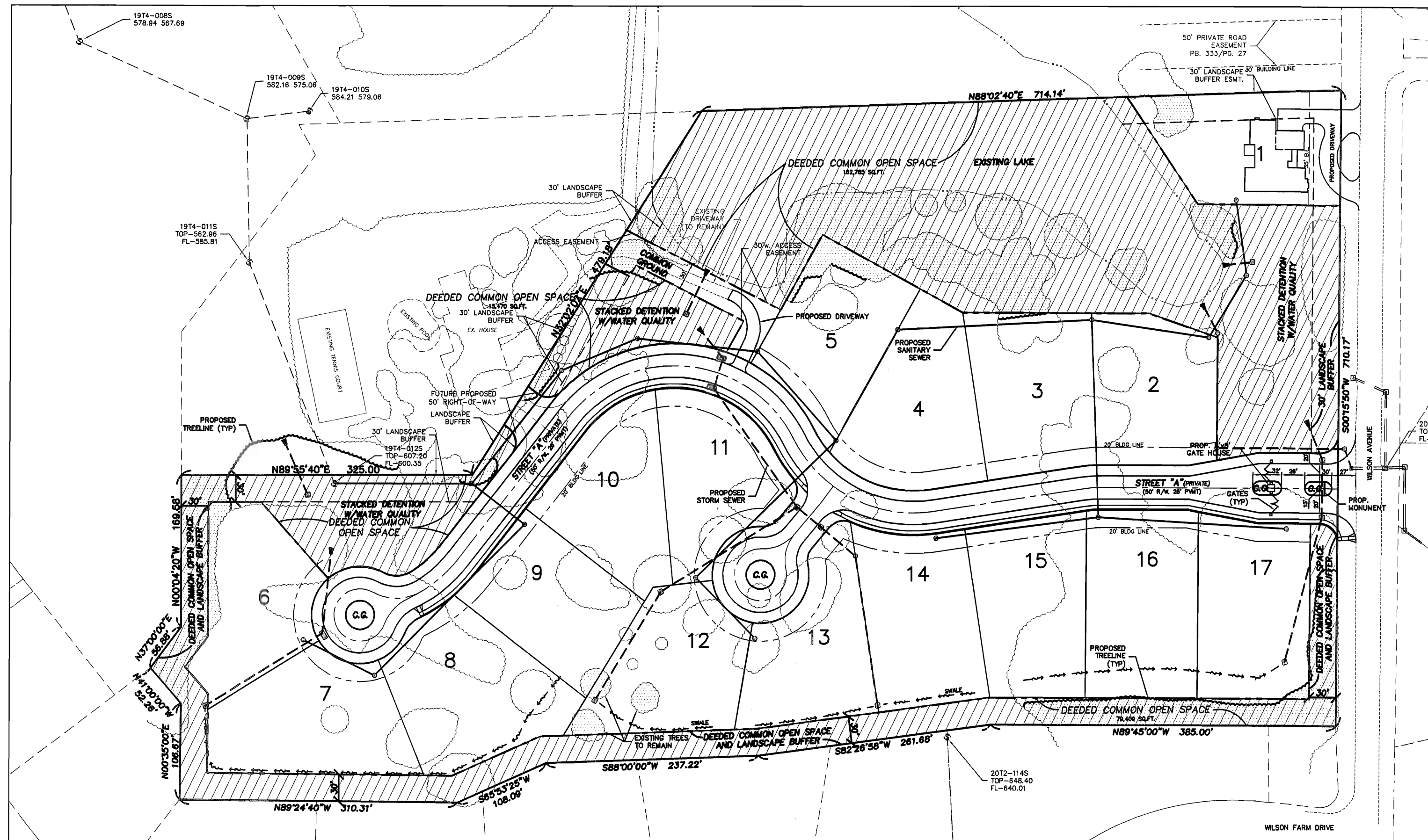
A Tract Of Land Being Located in
Sections 16 & 21, Township 45 North, Range 4 East,
City Of Chesterfield,
St. Louis County, Missouri
Preliminary Development Plan

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R-8 SCHOOL DISTRICT
WARD 4
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
AMEREN UE
AT&T
LACLEDE GAS COMPANY
CHARTER COMMUNICATIONS
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORM WATER SYSTEM SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS. SOURCE OF TOPOGRAPHY MSD ORTHOTOPO.
- STREET TREES AND STREET LIGHTS (UNLESS OTHERWISE DEPICTED) SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- NEAREST MAJOR INTERSECTION IS WILSON AVENUE AND CLARKSON ROAD.
- ALL SIDEWALKS SHALL BE CONSTRUCTED TO ADA AND THE CITY OF CHESTERFIELD STANDARDS.
- EXISTING OWNERS: FISCHER FAMILY INVESTMENTS L P
695 TRADE CENTER BLVD 200
CHESTERFIELD, MO 63005
- SITE TO CONFORM TO THE CITY OF CHESTERFIELD TREE REQUIREMENTS.
- MAXIMUM HEIGHT OF THE RESIDENCES WILL NOT EXCEED 50 FEET.

SITE INFORMATION

LOCATOR NUMBERS: 19T220214, 19T210161
PROPERTY ADDRESS: 1921, & 1925 WILSON AVENUE
CHESTERFIELD, MO 63005
EXISTING ZONING: R1 - RESIDENCE DISTRICT
PROPOSED ZONING: P.U.D. PLANNED UNIT DEVELOPMENT
GROSS AREA OF SITE: 17.37 ACRES
DENSITY CALCULATIONS: 17.37 AC. x 43,560 SQ.FT./AC.
(43,560 SQ.FT./LOT) = 17 LOTS ALLOWED
AVERAGE LOT SIZE: 23,755 S.F.
MAXIMUM NUMBER OF UNITS ALLOWED: 17
NUMBER OF UNITS PROPOSED: 17
LOT DEVELOPMENT REQUIREMENTS:
FRONT YARD SETBACK 20'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 20'
MIN. LOTS SIZE 22,000 SQ. FT.
NUMBER OF PARKING SPACES: TWO PER UNIT = 34 SPACES.
PROPOSED STREETS SHALL BE PRIVATE 26' WIDE PAVEMENT WITH 50' WIDE R.O.W.
DEEDED COMMON OPEN SPACE = 5.92 ACRES WHICH EQUALS 34% OF THE SITE.
COMMON GROUND = 0.23 ACRES WHICH EQUALS 1% OF THE SITE.
TOTAL TREE AREA = 4.44± ACRES
TOTAL TREES REQUIRED TO BE RETAINED = 1.33 ACRES (30% OF EXISTING TREE CANOPY)
TOTAL TREE AREA REMOVED = 3.25± ACRES
TOTAL TREE AREA RETAINED = 1.19 ACRES (APPROX. 27% OF EXISTING TREE CANOPY)
FLOOD MAP: FIRM NO. 29189C0139H DATED 08-02-95



PROJECT ZIP CODE: 63005

SHEET INDEX

- 1.1 COVER SHEET
- 2.1 GRADING PLAN
- 3.1 SITE PLAN
- 4.1 NATURAL RESOURCES MAP

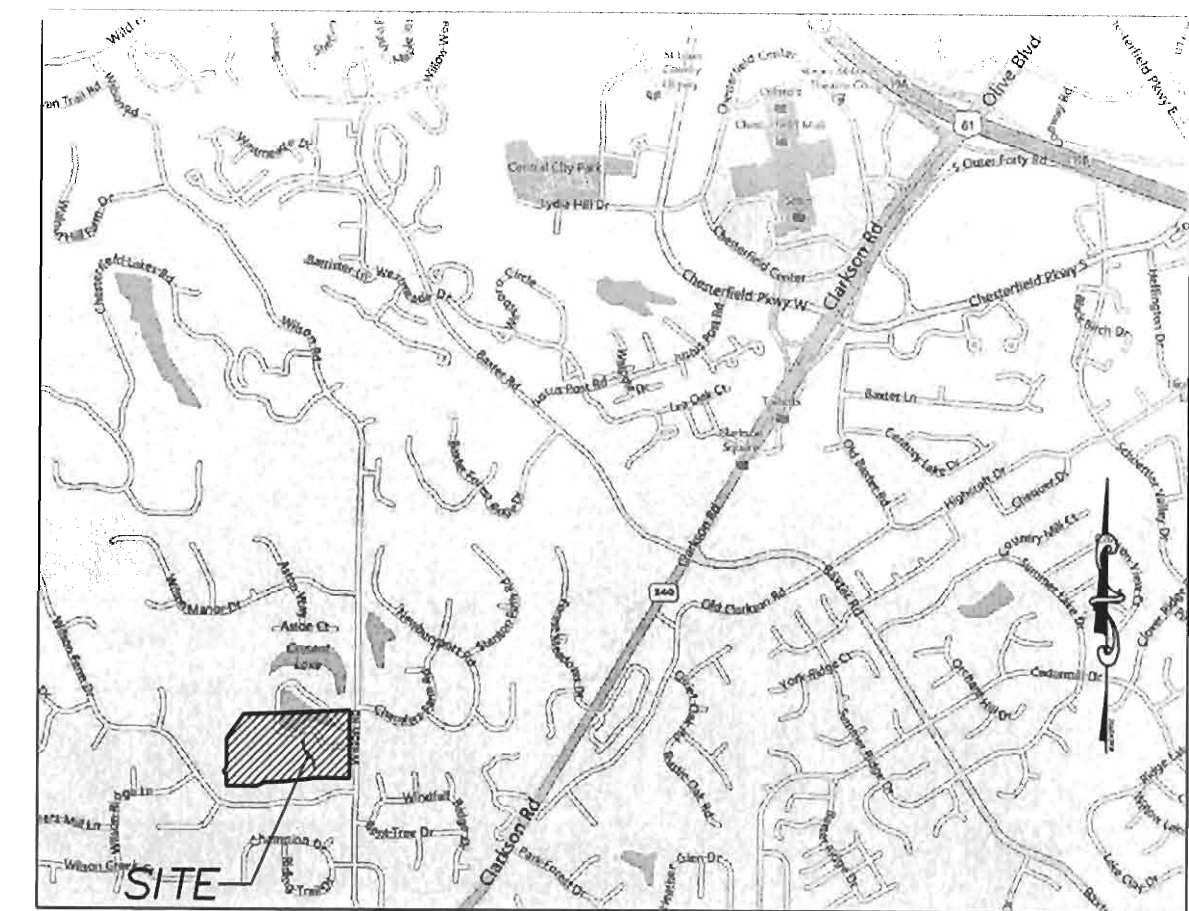
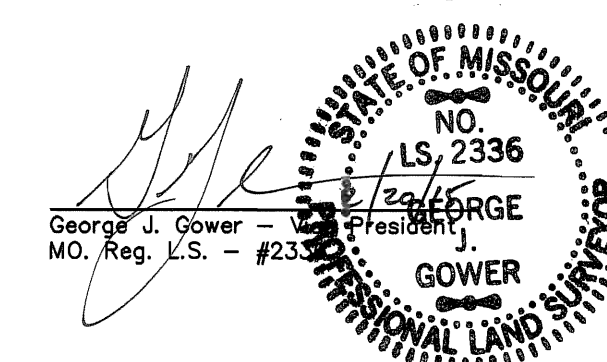
LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF LOTS 1 AND 1A OF "A RESUBDIVISION OF LOT 1 OF FALLING LEAVES ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 327, PAGE 88 OF SAID RECORDS, LOCATED IN SECTIONS 16 AND 21, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF ABOVE SAID LOT 1 OF SAID RESUBDIVISION, THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 88 DEGREES 02 MINUTES 40 SECONDS EAST, 714.14 FEET TO A POINT ON THE WEST LINE OF WILSON AVENUE, AS WIDENED, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1; THENCE LEAVING LAST SAID NORTH LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WILSON AVENUE, SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST, 710.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF COMMON GROUND OF "WILSON FARM ESTATES PLAT 1", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 217 PAGE 90 OF SAID RECORDS, THENCE LEAVING LAST SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1 AND ABOVE SAID LOT 1A, SAID LINE ALSO BEING THE NORTH LINE OF SAID "WILSON FARM ESTATES PLAT ONE" THE FOLLOWING COURSES AND DISTANCES: NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 385.00 FEET; SOUTH 82 DEGREES 26 MINUTES 58 SECONDS WEST, 261.68 FEET; SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, 237.22 FEET; SOUTH 65 DEGREES 53 MINUTES 25 SECONDS WEST, 108.09 FEET AND NORTH 89 DEGREES 24 MINUTES 40 SECONDS WEST, 310.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 130 OF SAID "WILSON FARM ESTATES PLAT ONE"; THENCE LEAVING LAST SAID LINE AND ALONG THE WEST LINE OF SAID LOT 1A THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 106.67 FEET; NORTH 41 DEGREES 00 MINUTES 00 SECONDS WEST, 52.26 FEET; NORTH 37 DEGREES 00 MINUTES 00 SECONDS EAST, 56.88 FEET; NORTH 00 DEGREES 04 MINUTES 20 SECONDS WEST, 169.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 1A; THENCE WITH THE NORTH LINE OF SAID LOT 1A AND THE NORTHWEST LINE OF SAID LOT 1, NORTH 89 DEGREES 55 MINUTES 40 SECONDS EAST, 325.00 FEET; AND NORTH 32 DEGREES 02 MINUTES 02 SECONDS EAST, 479.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.37 ACRES, MORE OR LESS ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY, 2015, AT THE REQUEST OF FISCHER & FRICHEL INC. PREPARED A PRELIMINARY DEVELOPMENT PLAN OF "FALLING LEAVES ESTATES II". A TRACT OF LAND BEING A PART OF SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY



LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
(542)	CONTOURS	(542)
X 556	SPOT ELEVATIONS	XXX.X
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	---
---	SILTATION CONTROL FENCE	---
---	STORM SEWERS	---
---	SANITARY SEWERS	---
---	CATCH BASIN	---
---	AREA INLET	---
---	GRATED INLET	---
---	DOUBLE CURB INLET	---
---	STORM MANHOLE	---
---	SANITARY MANHOLE	---
---	FLARED END SECTION	---
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	---
---	WATER MAIN & SIZE	---
---	TELEPHONE	---
---	ELECTRIC (U) UNDERGROUND	---
---	ELECTRIC (O) OVERHEAD	---
---	FIBER OPTIC	---
---	FLOW LINE	---
---	TO BE REMOVED	TBR
---	TO BE REMOVED & RELOCATED/REPLACED	TBRR
---	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	P.S.
---	YARD LIGHT	---

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 02-03-15

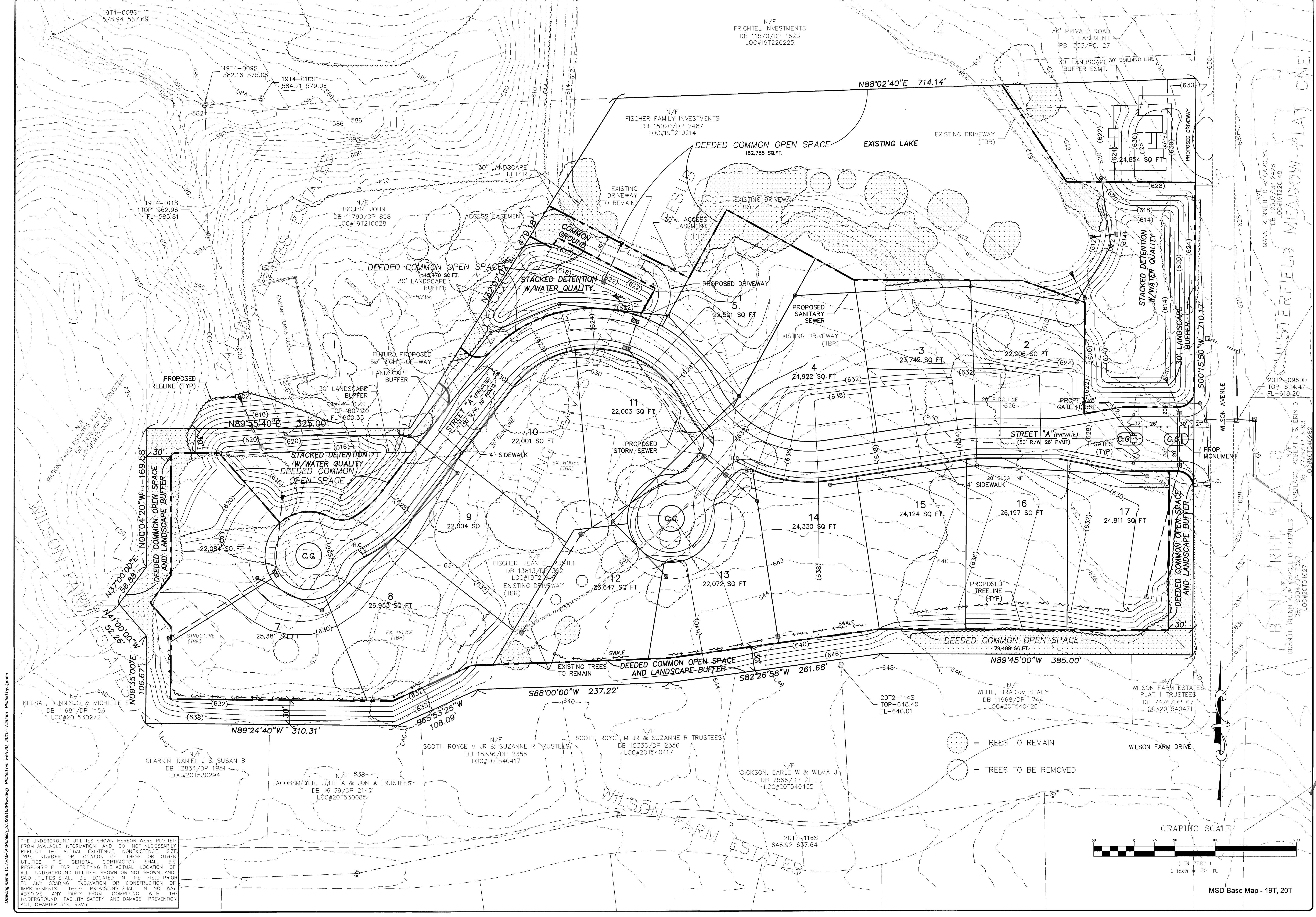
Fischer & Frichel Inc.
695 TRADE CENTER BLVD STE. 200
CHESTERFIELD, MO 63005
Ph. 314 576-0500
Fax 314 576-0502

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Falling Leaves Estates II
CHESTERFIELD, MISSOURI
Preliminary Development Plan
Cover Sheet

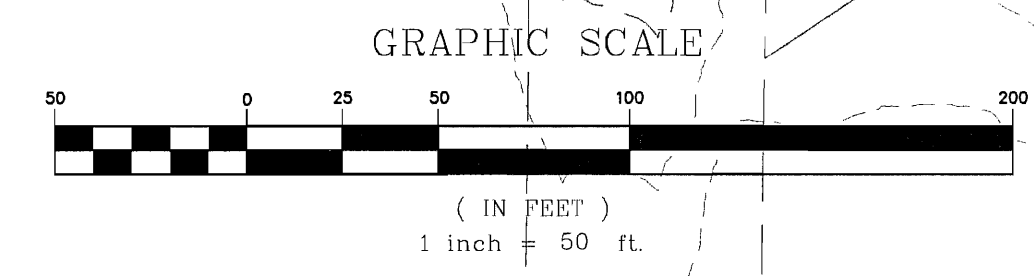
Date: 01-19-15
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 12-06-162
Date: 02-04-15
Designed: MF Sheet
Drawn: LG 1.1
Checked: PRE



Drawing name: C:\TEMP\AP\Wish_57326162PHE.dwg Plotted on: Feb 20, 2016 - 7:28am Plotted by: gmmn

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



MSD Base Map - 19T, 20T

ISSUE	REMARKS/DATE
1	PRELIM DEV PLAN SUBMITTAL 01-19-15
2	REVISED PER CITY COMMENTS 02-05-15

Fischer & Frichtel Inc.
 695 TRADE CENTER BLDG STE. 200
 CHESTERFIELD, MO 63005
 Ph. 314.576.0500
 Corporate Certificate of Authority #001348

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314.487.0440 Fax 314.487.8944
 www.sterling-eng.sur.com
 Corporate Certificate of Authority #001348

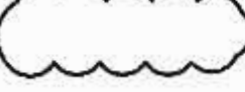


Falling Leaves Estates II
 CHESTERFIELD, MISSOURI
 Preliminary Development Plan
 Grading Plan

The Professional Engineer's seal and signature shall be on the sheet and shall be in the right margin and shall be in the right margin of the sheet. All drawings, instruments or other documents not authorized by this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not bearing this seal and signature.

Date: 01-19-15
MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number
12-06-162
 Date
02-04-15
 Designed: MF Sheet
 Drawn: LG **2.1**
 Checked: PRE

Legend:

-  Existing tree or tree mass
-  Existing monarch tree
-  BAF Sample Point

Monarch Trees

Tree#	Species	dbh	Cond
M1	E. Redcedar	20	Fair
M2	E. Redcedar	20	Fair
M3	Silver Maple	30	Fair
M4	Silver Maple	37	Fair
M5	Silver Maple	20	Fair
M6	White Pine	23	Good
M7	Spruce spp.	25	Fair
M8	Basswood	20x20x24	Fair
M9	Pin Oak	30	Fair
M10	Sugar Maple	25	Fair
M11	White Pine	22	Fair
M12	White Pine	28	Fair
M13	Pin Oak	25	Fair
M14	White Pine	37	Fair
M15	Black Cherry	22	Fair
M16	White Pine	25	Fair
M17	Ash	29	Fair
M18	Sycamore	25	Fair
M19	Ash	32	Fair
M20	Sycamore	26	Fair
M21	White Pine	24	Fair
M25	Pin Oak	29	Fair
M26	Pin Oak	26	Fair
M27	Tulip Poplar	20	Fair
M28	White Pine	23	Fair
M29	Ash	23	Fair
M30	Pin Oak	29	Fair
M31	Red Oak	25	Fair
M32	Sugar Maple	22	Fair
M33	River Birch	23	Fair
M34	Silver Maple	27	Fair
M35	Silver Maple	28	Fair
M36	Silver Maple	40	Fair
M37	Silver Maple	24	Fair
M38	Silver Maple	40	Fair
M39	Pin Oak	26	Fair
M40	Sweetgum	22	Fair
M41	River Birch	27	Fair
M42	Silver Maple	25	Fair
M43	Pin Oak	29	Fair
M44	Sweetgum	23	Fair
M45	Ash	31	Fair
M46	Pin Oak	22	Fair
M47	Sweetgum	20	Fair
M48	Sweetgum	21	Fair
M49	Sugar Maple	25	Fair
M50	Pin Oak	31	Fair
M51	Red Oak	28	Fair
M52	Catalpa	27	Fair



Tree Preservation Calculations:

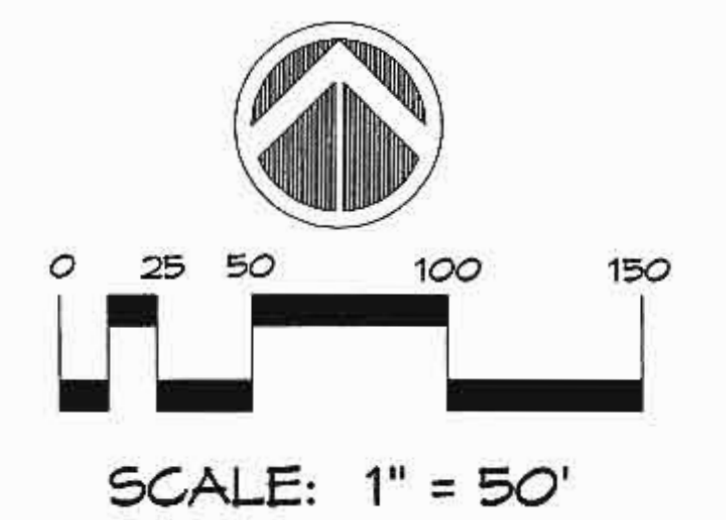
1. Size of Tract: 17.97 acres (+/-)
2. Development Proposed: 17 detached single family lots
3. Existing tree canopy: 4.44 acres (+/-)
4. Trees required to be retained: 1.93 acres (30% of existing tree canopy)
5. Source of Base Information: Outboundary, topographic and preliminary engineering information obtained from available records, and as provided by The Sterling Company Engineers Surveyors.

Sample Point Information

Tree#	Species	dbh	Cond	Comments
1	Hackberry	7"	Fair	BAF Point 1
2	Hackberry	8x11x12"	Poor	BAF Point 1
3	Hickory	6"	Poor	BAF Point 1
4	Hackberry	6"	Fair	BAF Point 1
5	Hackberry	11"	Fair	BAF Point 1
6	Post Oak	18"	Fair	BAF Point 1
7	Hackberry	9"	Fair	BAF Point 1
8	Hackberry	10"	Fair	BAF Point 1
9	Elm	8"	Dead	BAF Point 1
10	Elm	10"	Dead	BAF Point 1
11	White Oak	37"	Fair	BAF Point 1
12	Hickory	12"	Fair	BAF Point 1
13	Hickory	14"	Fair	BAF Point 1
14	Hackberry	13x14x15"	Fair	BAF Point 1
M15	White Oak	30"	Fair	BAF Point 1
M16	White Oak	39"	Fair	BAF Point 1
1	Red Maple	18"	Very Poor	BAF Point 2
2	Elm	11"	Poor	BAF Point 2
3	Red Maple	15"	Poor	BAF Point 2
4	White Pine	23"	Fair	BAF Point 2
5	Silver Maple	64"	Poor	BAF Point 2
6	Red Maple	8"	Very Poor	BAF Point 2
7	Mulberry	16"	Very Poor	BAF Point 2

BAF Point 1		
Elm	2	13%
Hackberry	7	44%
Hickory	3	19%
Post Oak	1	6%
White Oak	3	19%

BAF Point 2		
Silver Maple	1	14%
Elm	1	14%
White Pine	1	14%
Red Maple	3	43%
Mulberry	1	14%



Prepared for:
FISCHER & FRICHEL CUSTOM HOMES, LLC.
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 Suite 200
 Chesterfield, Missouri 63005

Arborist/Forester:
 Bruce Vauter
 Forestry Consultant Services
 9321 Manor Oak Drive
 St. Louis, Missouri 63126
 314/849-2753
 Certified Arborist: # MW-0469A
 Certified Forester: # 2501
Bruce Vauter

Falling Leaves Estates
 Tree Stand Delineation

HALL + ASSOCIATES, L.L.C.
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by: JRH
 Checked by: [blank]
 Project Number: 13004
 Sheet Number: 1 OF 1
 Date: 1-14-15